

Burden of Proof Special Exception Application

1419 F Street NE

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: **Beth Antunez**
Owner/Applicant
1419 F Street NE
Washington, DC 20002

Date: July 17, 2014

Subject : **BZA Application**
1419 F Street NE (Square 1052, Lot 0031)

Beth Antunez, owner and resident of 1419 F Street NE, is seeking special exceptions to build a one story covered porch on the rear of her existing row house. The aspects of the proposed project that fall outside the current zoning regulations are as follows:

The proposed construction increases the lot occupancy from 652 SF (61.9%) to 720.72 SF (70%), which is 10% over the allowed lot occupancy for a row dwelling in the R-4 zoning district (11 DCMR 403.2), and 8.1% above the existing lot occupancy.

Relief Requested:

- Special Exception from the rear yard requirements under Section 404.1, pursuant to DCMR 11, Section 223.
- Special Exception from the lot occupancy requirements under Section 403.2, pursuant to DCMR 11, Section 223.
- Special Exception for an addition to a non-conforming structure under Section 2001.3, pursuant to DCMR 11, Section 223.

I. Summary:

- A.** This special exception qualifies under 11 DCMR Section 223 because the lot occupancy does not exceed 70% (11 DCMR 223.3), and the addition will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property (11 DCMR 223.2).
- B.** The proposed one-story addition will extend only 9'-0" beyond the rear of the existing structure.
- C.** An existing 32 SF covered deck will be removed.

II. Bases for Granting of Special Exception

Section 223 provides relief based on satisfying specific criteria under which additions to single-family dwellings may be permitted with a residential district. Those criteria are addressed separately below:

223.1 An addition to a one-family dwelling or flat in those Residence Districts where a flat is permitted that does not comply with all of the applicable area requirements of sections 401, 403, 404, 405, 406 and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under section 3104, subject to the provisions of this section.

The one-story addition is to a permitted single-family residence that is not currently in conformance with Section 403.2 (60% percent lot occupancy).

The proposed addition will be on the rear (south facing side) of the existing building. The existing structure has a lot coverage of 61.9 percent. The lot coverage will be increased to 70.0 percent with the proposed addition. This is a 10 percentage point increase over the matter-of-right lot occupancy allowed in the R-4 district, and 8.1 percentage points over the current lot occupancy of the residence, but is below the 70% allowed by Section 223.3 as a special exception.

223.2 The addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties shall not be unduly affected.

1417 F Street NE

1419 NE lies east of the property at 1417 F Street NE. The proposed one story porch addition at 1419 F Street NE will abut the shared property line and will extend 9'-0" beyond the rear of 1417 F Street NE. The proposed addition roof will be sloped, and the height will be a maximum of 15'-0" above grade. The addition will be 8'-0" taller than the privacy fence along the shared property line.

The light enjoyed by 1417 Street will be minimally impacted in the morning, as much of the light is already blocked by the existing 7'-0" tall privacy fence, the existing tree in the yard of 1419 F Street NE, and the houses along Tennessee Avenue NE.

1421 F Street NE

1419 F Street NE lies to the west of the property at 1421 Street NE. The proposed one story porch addition at 1419 F Street NE will extend approximately 9'-0" beyond the rear wall of 1421 Street NE, and it will be 9'-0" away from the shared property line.

1421 F Street NE has a covered porch of a similar size to the proposed porch at 1419 F Street NE. The light and air enjoyed by 1421F Street NE will not be impacted by the proposed addition due to its modest size and height, and the distance from the addition to the shared property line.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised

1417 F Street NE

The proposed addition will be modest in size, and will not offer any views into the property at 1417 F Street NE. The wall along the shared property line will be solid with no screens or windows. Views into the rear yard of 1417 F Street will remain the same as there are already windows facing the rear and a covered porch on the back of 1419 F Street NE.

1421 F Street NE

The proposed addition will be modest in size, and will offer limited views into the property at 1421 F Street NE. The addition is set back 9' from the shared property line, mitigating the effects on the property at 1421 F Street NE. Additionally, there is a tall privacy fence between the properties as well as the large tree in the yard of 1419 F Street NE.

(c) The addition, together with the original building, as viewed from the street, alley, or other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage

The existing square is extremely dense, due to the fact that Tennessee Avenue is an angled street. There is alley access in the square, but only pedestrian access to the rear of the property. The addition will be visible from the north-south alley off of F Street NE, but it will not be visible from any street.

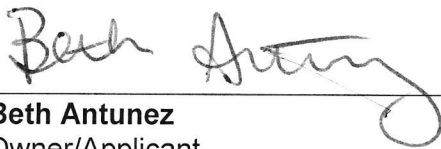
The proposed addition will be constructed with high quality, historically appropriate materials.

Along with this application, we have included the following items:

- a) Photos of the existing house and surroundings;
- b) Signatures of support from neighbors for a rear porch;
- c) Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
- d) Official Plat from the DC Office of the Surveyor.

If you require any further clarification or have any questions regarding the application, we are available at any time to discuss them with you.

Thank you,

 7/4/14

Beth Antunez
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